

**7125 86 Street**  
**Grande Prairie, Alberta**

**MLS # A2179983**



**\$484,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener & Controls

Job 652. The Jules by Unique Home Concepts Inc. This stunning 1,517 sq. ft. two storey home is located in the peaceful, family friendly neighborhood of Signature Falls. The spacious front entry welcomes you into an open concept main floor, featuring feature fireplace in the living room, large East facing windows, spacious kitchen with center island, included appliances and a walk-through pantry leading to the garage entry. Back mudroom features convenient main floor laundry plus a half bath, perfect for guests or tidying up coming in from garage! Upstairs the primary bedroom offers a walk-through closet leading to a full ensuite bath and second and third bedrooms are a great size along with the main bathroom completing the upper level. Basement is undeveloped and ready for your personal touches. Book your showing today!